

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Council members

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

SUBJECT: Site Plan SP 9-3-02, Villas of Rolling Hills, 3550 Rolling Hills Circle, generally located at the northeast corner of Rolling Hills Circle and SW 36 Street (Rolling Hills Boulevard).

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 9-3-02, RHG/TKO Joint Venture, LLP, 3550 Rolling Hills Circle (PRD, Planned Residential District)

REPORT IN BRIEF: The applicant requests site plan approval for the construction of seventy-four (74) townhouses on a twenty-acre vacant parcel located at the northeast corner of Rolling Hills Circle and NW 36 Avenue. The property has an irregular shape with a large water body in the middle. The proposed ten (10) buildings are along the edges of the water with a parking lot proposed at the west side along Rolling Hills Circle. The parking lot, comprising fifty-four (54) spaces, will be used by the Hotel across Rolling Hills Circle to accommodate the increasing parking demand. This is not the required parking for either the townhouse development or the hotel. In keeping with the natural features of the site, landscaping design incorporates native trees, such as Live Oaks, Mahoganies and Gumbo Limbos, as shade trees. Two existing Oak trees will be relocated on site with most of the existing Oaks remaining in place to preserve the character of the property.

PREVIOUS ACTIONS: None

CONCURRENCES: At January 21, 2003 Site Plan Committee Meeting, Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to approve subject to the staff recommendations (Motion carried 4-1 with Mr. Crowley being opposed).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration. In addition, the following condition shall be met prior to final site plan approval:

1. The tree removal and relocation permits shall be obtained prior to the final site plan approval.

Attachment(s): Planning Report, Land Use Map, Zoning and Aerial Map, Site Plan

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

Owner/Petitioner:

Name: RHG/TKO Joint Venture, LLP
Address: 2001 W Sample Road, Suite 320
City: Pompano Beach, FL 33064
Phone: (954) 969-5111

Background Information

Application History: No deferrals have been requested.

Application Request: Site plan approval for the construction of seventy-four (74) townhouses known as the Villas of Rolling Hills.

Address/Location: 3550 Rolling Hills Circle, generally located at the northeast corner of Rolling Hills Circle and SW 36 Street (Rolling Hills Boulevard).

Future Land Use Plan Designation: Residential (3.5 DU/ AC)

Zoning: PRD-6.3 (Planned Residential District)

Existing Use: Vacant

Proposed Use: Townhouses

Parcel Size: 20 acres (871,200 sq. ft.)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Condominium & Golf course	Residential (3 DU/ AC)
South:	Single Family Homes across SW 36 Street	Residential (3 DU/ AC)
East:	Commercial/office buildings	Commerce/office
West:	Rolling Hills Hotel	Residential (3 DU/ AC)

Surrounding Zoning:

North: PRD, Planned Residential District
South: R-5, Low Medium Density Dwelling District
East: O, Office District
West: PRD, Planned Residential District

Zoning History

Previous Requests on same property:

The plat, Rolling Hills Golf and Tennis Club, was approved on November 26, 1973 by the Broward County Board of County Commissioners.

On June 3, 1987, the Town of Davie adopted Ordinance No. 87-72 approving a Development Order for the Rolling Hills DRI, which was valid for five years. Subsequent amendments to Ordinance 87-72 occurred amending the DO's buildout date. In 1995, Town Council approved Ordinance 95-2 which extended the duration of the DO until March 15, 2001. On January 15, 2003, the Town Council approved an Agreement regarding the Rolling Hills DRI allowing the development of the proposed townhouses.

APPLICATION DETAILS

The applicant's SUBMISSION indicates the following:

1. *Site:* The subject property is approximately twenty (20) acres in area located at the northeast corner of Rolling Hills Circle and NW 36 Avenue. It is abutting the Rolling Hills Golf Course to the north and the existing hotel across Rolling Hills Circle to the west. The property has an irregular shape with a large water body in the middle and a lake to the northeast corner separating the property from the commercial/office developments to the east. The proposed seventy-four (74) townhouses in ten (10) buildings are along the edges of the water to take advantage of the beauty of natural resources. A parking lot comprising fifty-four (54) spaces is proposed along the west property line on Rolling Hills Circle. The parking lot will be used by the hotel across street to accommodate the increasing parking demand. It is not the required parking for either the townhouse development or the hotel.
2. *Building:* The two story townhouse buildings with barrel tile roofs present interesting layers of roof lines and building footprints. The building design has incorporated many architectural details, such as plantation shutters and stucco details, to add character to the building. The white decorative railings with geometric designs define the front

courtyards and add interest to the buildings. The buildings are identified by cream stucco walls accented by antique frost-color trims and highlighted by coffee-color doors and shutters.

3. *Access and Parking:* Access to the site will be from Rolling Hills Circle and SW 36 Avenue. Two monument signs are proposed, one at each entrance. Each unit provides one parking space in the garage and one on the front driveway. Additional guest parking spaces are provided on site to meet the Code requirements. A total of one hundred-eighty-five (185) spaces are required and provided for the townhouses. In addition, fifty-four (54) spaces are proposed in the parking lot along Rolling Hills Circle for the hotel across the street.
4. *Lighting:* The proposed photometric lighting plan meet the code requirements.
5. *Landscaping:* The entrances are framed by Royal Palms and red-tip Cocoplum hedges lining both sides as one enters the development. The main entrance on SW 36 Street is further enhanced by multiple layers of landscaping materials including Foxtail Palms, Drawf Yaupon, and Annual groundcovers. A central landscaped island comprising four (4) Date Palms with one Paurotis Palm in the center surrounded by shrubs provide a focal point for the main entrance. In keeping with the natural features of the site, Live Oaks, Mahoganies and Gumbo Limbos are the proposed shade trees. The plan indicates a twenty-four-foot landscaped area containing continuous hedges and shade trees to separate the parking lot from the development. The typical landscaping plan for buildings indicates that accent trees and palms with shrubs and ground covers are provided in front of the buildings to add vivid colors and enhance the appearance of the buildings. Red Tip Cocoplum hedges will be planted between driveways in front of the garages.

Significant Development Review Agency Comments

All agency comments have been satisfied.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The subject site is located in Planning Area 5. Planning Area 5 is bound by Nova Drive on the north, University Drive on the east, and Nob Hill Road on the west. The southern limits are SW 36 Street, on the western portion. This planning area is comprised of residential uses developed at a density of three to 22 dwelling units per acre and commercial development, existing and proposed, along the University Drive and Orange Drive corridors.

The Pine Island Ridge, classified as environmentally sensitive, has been preserved within this planning area.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 99.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Staff Analysis/Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances and the Rolling Hills DRI agreement.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition, the following conditions shall be addressed prior to final site plan approval:

1. The tree removal and relocation permits shall be obtained prior to the final site plan approval.
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Site Plan Committee Recommendation

At January 21, 2003 Site Plan Committee Meeting, Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to approve subject to the planning report and the following conditions: 1) provide a "detailed scope of work" for the large "grandfather" Oak trees from Brian Archer and a detailed scope of work for tree relocation from Brian Archer, these details are to be submitted to the Town of Davie and approved by the landscape inspector, and the site be subject to periodic inspections as the job progresses with these details being enforced by the Town; 2) recess the front gates not to infringe on the front parking; 3) have staff review parking for the cabana "up and above" the guest parking spaces; 4) that there be a four-to-one slope, two foot high berm on the east side of the overflow parking lot to contain hedges which are to be determined with staff; 5) that there be hedges between garage driveways; and 6) that there be landscaping in the courtyards around the air conditioning units. (Motion carried 4-1 with Mr. Crowley being opposed.)

(The applicant has revised the site plan to address the above comments 2, 3, 4, 5, & 6).

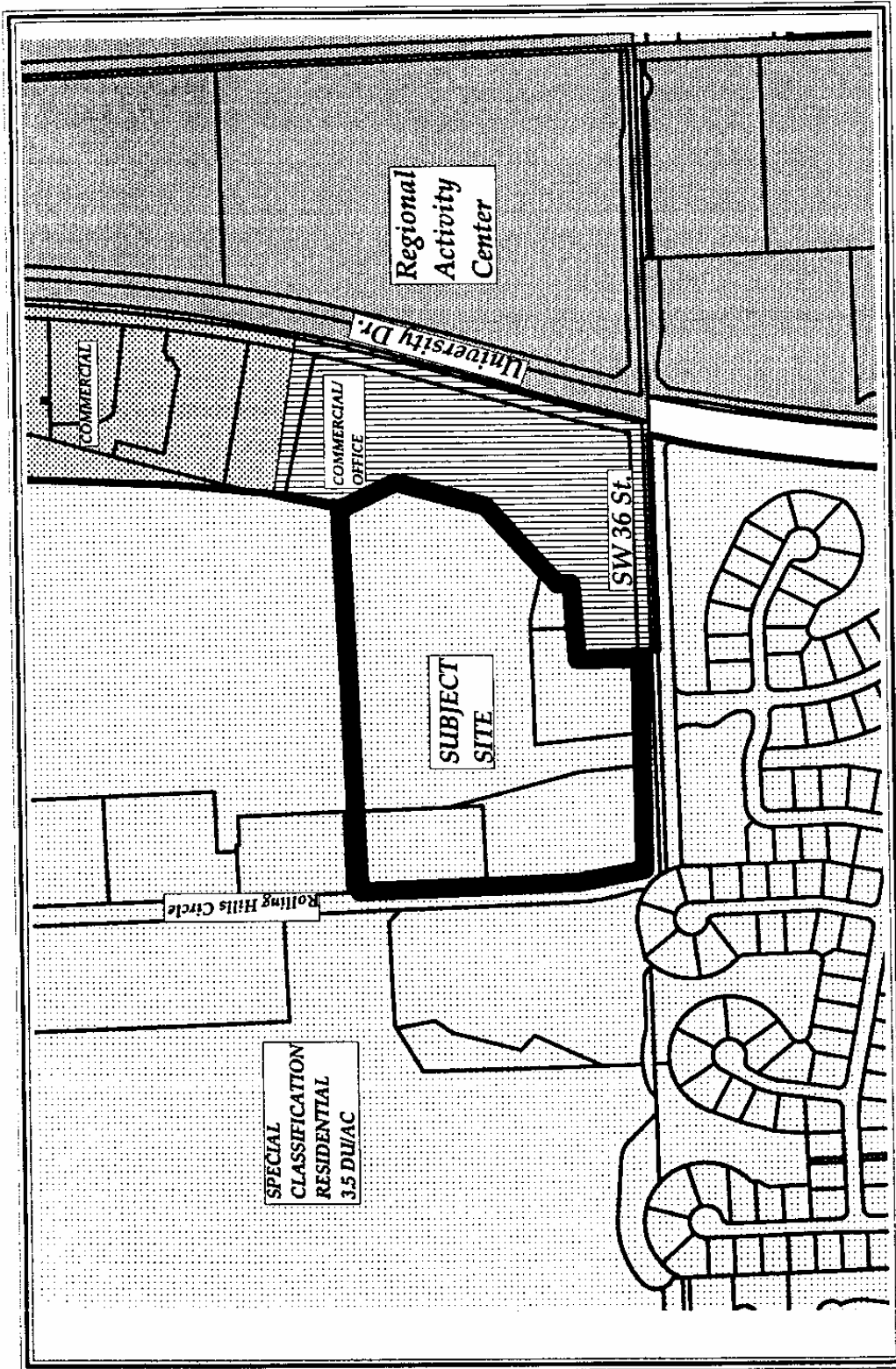
Town Council Actions

Exhibits

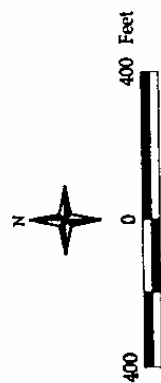
1. Site Plan, Future Land Use Map, Zoning and Aerial Map.

Prepared by: _____

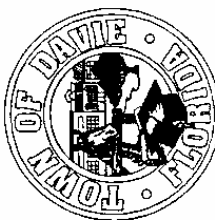
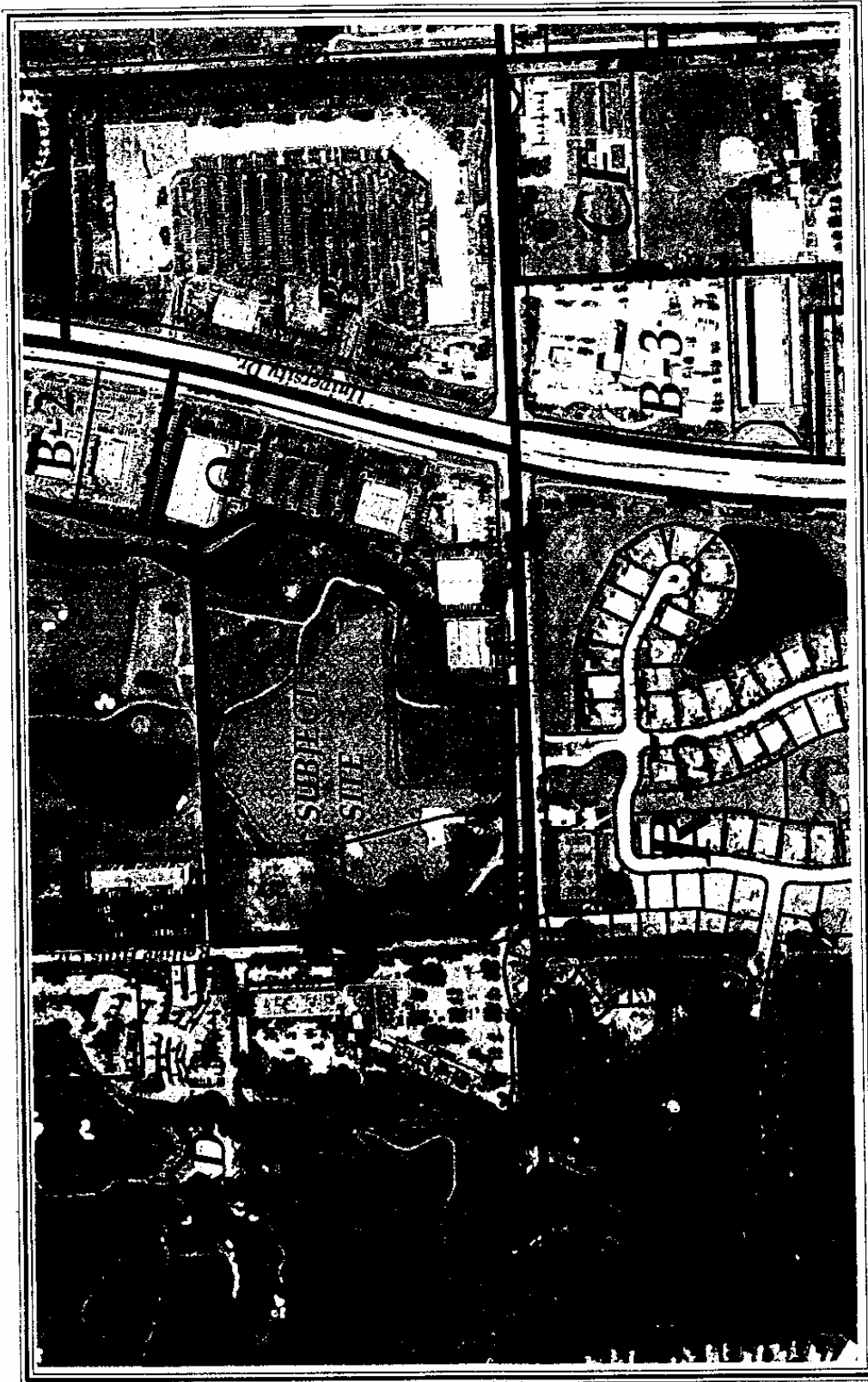
Reviewed by: _____



Site Plan
SP 9-3-02
Existing Future Land Use Map



Planning & Zoning Division - GIS



Site Plan
 SP 9-3-02
 Subject Site and Aerial Map
 Date Flown: 12/31/01



400 0 400 Feet

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